



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, March 26, 2013

(This agenda was originally scheduled for the March 19, 2013 meeting
which was cancelled due to weather.)

Matthew Thornton Meeting Room, West Wing, Second Floor (Former Courtroom)
7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Lynn Christensen (arrived 7:40 p.m.), Stanley Bonislowski, Desirea Falt, and Alternate Nelson Disco.

Planning Board members absent: Michael Redding and Alternates Pete Gagnon and Matthew Passalacqua.

Community Development staff: Community Development Director Tim Thompson, Planning and Zoning Administrator Nancy Larson, and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m. and designated Nelson Disco to sit for Michael Redding.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. **JBD Realty Group, LLC. (applicant/owner)** – Review for consideration of Final Approval of an application proposing to construct a 20,000 s.f. warehouse building located at 35 Railroad Avenue in the I-1 (Industrial) & Aquifer Conservation Districts. Portions of the parcel are also subject to the Flood Hazard Conservation District. Tax Map 5D-1, Lot 007. **This agenda item is continued from the February 19, 2013 meeting.**

Applicant represented by: Ben Debello, Keach-Nordstrom Associates, Inc. Also present (but did not speak) was Jeff Dupont of JBD Realty Group, LLC.

Lynn Christensen arrived at 7:40 p.m.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Desirea Falt and seconded by Alastair Millns.

4. **Duval Survey Inc. (applicant) and 13 North Adams, LLC. (owner)** – Review for Acceptance and consideration of Final Approval of an application proposing to subdivide one lot into two, located at 42 Bean Road, in the R (Residential) District. Tax Map 6B, Lot 100.

Applicant represented by: Don Duval, 42 Bean Road.

The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 7-0-0 to waive the requirements of Section 4.20 – Pedestrian Ways and Sidewalks – of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Desirea Falt.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 5. Northview Homes and Development, Inc. (applicant/owner) & Virginia Penrod (owner) –** Review for Acceptance and consideration of Final Approval of an application proposing to adjust the lot lines and subdivide the subsequent lot into two lots located at 15 Bean Road and 9 Bean Road. Tax Map 6B, Lot 206- 2 and Tax Map 6B, Lot 210.

Applicant represented by: Ken Clinton, Meridian Land Services.

The Board voted 6-0-1 to accept the application for review, on a motion made by Stanley Bonislowski and seconded by Desirea Falt. Nelson Disco abstained.

The Board voted 7-0-0 to waive the requirements of Section 4.20 - Pedestrian Ways and Sidewalks – of the Subdivision Regulations, on a motion made by Stanley Bonislowski and seconded by Desirea Falt.

The Board voted 7-0-0 to waive the requirements of Section 4.17 – Lot Size and Arrangement – of the Subdivision Regulations, on a motion made by Lynn Christensen and seconded by Alastair Millns.

Public comment was received from: Lionel & Diane Rocheleau, 8 Bean Road (by letter).

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 6. Northview Homes and Development, Inc. (applicant) & Carl A. Quimby Revocable Trust (owner) –** Pre-Submission Hearing to discuss a proposal to consolidate three lots and subdivide the subsequent lot into thirteen residential lots, located at 164 Amherst Road, 8 Pollard Road, and an unnumbered parcel in the R-1 (Residential) by zone, and Aquifer Conservation District. Tax Map 4B, Lot 146, Tax Map 4B, Lot 146-1 and Tax Map 4B, Lot 152-1.

Applicant represented by: Ken Clinton, Meridian Land Services; and John Tenhave, Northview Homes.

Public comment was received from: Danielle & Shannon Duval-Grooms, 5 Pollard Road; Theodore Trask, 150 Amherst Road; Michael Amarello, 160 Amherst Road; Ken Swisher, 152 Amherst Road; Timothy Swisher, 152 Amherst Road (by letter); and Richard Miles, 168 Amherst Road (by letter).

- 7. Public Hearing for Proposed Amendments to Subdivision Regulations – Section 7 – Parking.**

Public comment was received from: Robert Baskerville, Bedford Design Consultants.

The Board voted 7-0-0 to adopt the proposed amendments, effective March 27, 2013, to apply to projects received by the Community Development Department as of that date, on a motion made by Lynn Christensen and seconded by Alastair Millns.

8. Discussion of the Subdivision Regulations - Section 5: Building Permits and Performance & Construction Bonds.

The Board voted 7-0-0 to postpone this item to April 16, 2013, in the Matthew Thornton Room of Town Hall, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Stanley Bonislowski.

9. Discussion/possible action regarding other items of concern.

Robert H. Severance, Jr. & Joan Severance Voluntary Lot Merger for Tax Map 6A-2, Lots 175 and 178, also known as #7 & #8 North Jebb Road.

DW Development and Land Services, LLC Voluntary Lot Merger for Tax Map 7E, Lots 48-1 and 48-2, also known as #723 & #725 Daniel Webster Highway.

Discussion only.

10. Approval of Minutes.

The minutes of February 5, 2013, were approved as submitted, by a vote of 7-0-0, on a motion made by Lynn Christensen and seconded by Desirea Falt.

The minutes of February 19, 2013, were approved with changes, by a vote of 7-0-0, on a motion made by Lynn Christensen and seconded by Desirea Falt.

11. Adjourn.

The meeting adjourned at 10:00 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.